

8L - Lease Rate Adjustment, ATTACHMENT 1 - Summary

AGO Facilities	2019-21 Biennial Budget Request: (DP) Lease Projections			2021-23 Biennial Total Lease Projections			2023-25 Biennial Total Lease Projections			2021-23 Budget Request - VARIANCE (Excludes sub-lease and Tort IAA Costs)			
	FY2022	FY2023	2021-23	FY2022	FY2023	2021-23	FY2024	FY2025	2023-25	FY2022	FY2023	FY2024	FY2025
Bellingham	170,000	170,000	340,000	184,688	184,688	369,376	184,688	214,370	399,058	34,000	15,000	0	30,000
Bristol Court - Olympia	993,906	993,906	1,987,812	1,053,822	1,053,822	2,107,644	184,688	214,370	399,058	177,000	70,000	0	0
Everett	340,786	344,213	684,999	330,474	332,964	663,438	332,964	332,964	665,928	28,000	29,000	3,000	0
Kennewick	167,248	167,248	334,496	142,600	142,600	285,200	147,947	158,640	306,587	(24,000)	(24,000)	6,000	17,000
Kent	3,101	3,101	6,201	3,156	3,156	6,312	3,156	3,156	6,312	1,000	1,000	0	0
Kitsap County Juvenile Court	2,659	2,659	5,318	2,556	2,556	5,112	2,556	2,556	5,112	0	0	0	0
Port Angeles	66,828	74,629	141,457	66,828	74,375	141,203	75,060	75,060	150,120	0	8,000	9,000	1,000
Port Orchard	1,647	1,647	3,295	0	0	0	0	0	0	(1,000)	(2,000)	0	0
Seattle	6,183,549	6,313,032	12,496,581	6,183,549	6,321,504	12,505,053	6,321,504	6,321,504	12,643,008	341,000	468,000	128,000	0
Seattle, 37th Floor				86,336	91,692	178,028	91,692	91,692	183,384	87,000	91,000	27,000	23,000
Spokane	568,872	568,872	1,137,743	563,316	563,316	1,126,632	563,316	605,572	1,168,888	(7,000)	(26,000)	0	36,000
Tacoma	1,303,295	1,303,295	2,606,590	1,148,561	1,148,561	2,297,122	1,148,561	1,148,561	2,297,122	(11,000)	(144,000)	(1,000)	0
Tumwater	3,838,003	4,039,079	7,877,082	3,760,976	3,907,032	7,668,008	3,907,032	3,907,032	7,814,064	161,000	279,000	113,000	0
Tumwater Warehouse-FST	126,708	126,708	253,416	99,626	99,626	199,252	99,626	110,832	210,458	(28,000)	(28,000)	0	12,000
Tumwater Warehouse-ISD	208,117	208,117	416,235	209,274	209,274	418,549	209,274	232,824	442,098	2,000	2,000	0	24,000
Vancouver	249,812	249,812	499,625	271,650	271,650	543,300	279,293	302,220	581,513	22,000	22,000	8,000	31,000
Wenatchee	80,986	80,986	161,971	79,547	79,547	159,095	79,547	85,516	165,063	2,000	(2,000)	0	6,000
Yakima	113,234	113,234	226,467	121,313	123,270	244,583	123,270	123,270	246,540	21,000	11,000	2,000	0
<b>TOTAL OF REQUEST</b>	<b>14,418,750</b>	<b>14,760,537</b>	<b>29,179,287</b>	<b>14,308,273</b>	<b>14,609,633</b>	<b>28,917,906</b>	<b>13,754,174</b>	<b>13,930,139</b>	<b>27,684,312</b>	<b>805,000</b>	<b>770,000</b>	<b>295,000</b>	<b>176,000</b>

**Assumptions**

Assumes biennial lease allocations will carry forward into the next biennium, and FY1 totals into FY02.
Torts lease rates have been subtracted from this request . All Tort costs are billed through an interagency agreement with OFM-ORM.
Sublease receipts from the Tumwater Coffee Cart have been subtracted from this request.
All assumed percentage increases were determined using a spreadsheet provided by the OFM Facility Oversight section.
<b>Bellingham:</b> Lease rate increase programed into the existing lease. On July 1, 2024, the lease increases from \$15,390 to \$17,864.
<b>Bristol Court:</b> The current monthly lease cost is \$87,818.50 per month. Projected costs fully funded in the 2019-21 decision package were under projected and funded by \$5,000 per FM.
<b>Everett:</b> Assuming a 9.856% lease increase effective August 1, 2021.
<b>Kennewick:</b> Assuming a 11.2528% lease increase effective March 1, 2024.
<b>Kent:</b> Assuming a 15.743% lease increase effective May 1, 2021.
<b>Kitsap County:</b> Assuming a 6.469% lease increase effective April 1, 2021.
<b>Port Angeles:</b> Assuming a 12.307% lease increase effective August 1, 2022.
<b>Port Orchard:</b> The AGO opted not to renew this lease as of November 1, 2019.
<b>Seattle:</b> Effective July 1 2021, the lease has a schedule increase from \$485,460 to \$515,295.74 per FM. Effective July 1, 2022, new lease rates are assumed to total \$526,793 per FM assuming a 2.231% lease increase.
<b>Seattle, 37th Floor:</b> In FY2019, the AGO added additional office space to house the Medicaid Fraud Control Unit. These costs were included in the 2019-21 beinnial budget decision package for MFC Elder and Program Protection (Step KF). The current lease rate is \$7,194.69 per FM. Effective July 1, 2022, assuming a 2.231% lease increase.
<b>Spokane:</b> Assuming a 11,252% lease increase effective November 1, 2024.
<b>Tacoma:</b> No lease changes included in this request.
<b>Tumwater:</b> Assuming a 9.856% lease increase effective December 1, 2021.
<b>Tumwater-FST:</b> Assuming a 11.252% lease increase effective July 1, 2024.
<b>Tumwater-ISD:</b> Assuming a 11.252% lease increase effective July 1, 2024.
<b>Vancouver:</b> Assuming a 11.252% lease increase effective April 1, 2024.
<b>Wenatchee:</b> Assuming a 11.252% lease increase effective November 1, 2024.
<b>Yakima:</b> Effective August 1, 2020, lease rates increased from \$8,316 to \$10,272 per FM.